

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-15-2007 – Hollow Creek Subdivision

SYNOPSIS:

Applicant: Jean Dixon
Proposal: Final Plat Approval
Location: 3315 South 6400 West
Zoning: R-1-7

BACKGROUND:

Jean Dixon, is requesting final plat approval for a 5-lot subdivision to be known as the Hollow Creek Subdivision. A similar version of this plat consisting of 4 lots, was previously approved by the City Council. However, due to market conditions, the applicant is proposing to add an additional lot in the subdivision. The subject property is located at 3315 South 6400 West. It is bordered on the north, east and south by existing residential development. The subject property was rezoned in April 2007 from the A Zone to the R-1-7 Zone.

The subdivision will consist of 5 lots on 1.5 acres. Two existing single-family dwellings are currently located within the subdivision boundary. The dwelling on lot 1 will remain while the other dwelling will be removed to provide access to the subdivision. As all new lots will be considered flag lots, they will need to meet the minimum requirement of 8,750 square feet.

The subject property was rezoned a few months back. As part of the rezone, the applicant agreed to a number of development standards. Staff has attached these standards for the Councils review.

Access to the subdivision will be gained from 6400 West. Lots 2-5 will gain access via a private lane. A turnaround has been provided between lots 3 and 4 for emergency vehicles. The private lane will be maintained in common by the owners of lots 2-4. The private lane will be improved with curb and gutter. The original plat called for a sidewalk on the south side of the private street. However, the developer opted to remove this improvement in order to increase the size of proposed lots. The Council may recall a discussion regarding the sidewalk in this subdivision. During the Councils previous review, comments were made that a sidewalk seemed excessive for a subdivision of this size. In lieu of the sidewalk, the Planning Commission recommended that a 3-foot strip be landscaped along the south boundary of the subdivision.

Street improvements along 6400 West will consist of curb gutter and sidewalk. The connection of new improvements with those already existing along 6400 West will need to be coordinated with the City Engineering Division.

As with all new subdivision development, there is a concern with the potential of ground water impacts. The applicant has submitted a soils report. This report indicates that ground water was not encountered to a depth of 11 feet.

The new lane providing access into the subdivision will create double frontage lots for those existing residences to the south. In order to mitigate the problems that may arise from this situation, the developer has agreed to install a 6-foot vinyl fence. The fence will extend along the entire south property line.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager